

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-109</u>	<u>LAZARO MARTINEZ & JORGE ROQUE</u>
<u>04-139</u>	<u>THOMAS & DELORES WARD</u>
<u>04-152</u>	<u>ALEX SARDINAS</u>
<u>04-164</u>	<u>REARDON LEVINE HOLDINGS, INC.</u>
<u>04-190</u>	<u>RICARDO M. BARQUIN</u>
<u>04-198</u>	<u>ANTONIO MENDEZ</u>
<u>04-207</u>	<u>WILBUR B. BELL, TRUSTEE</u>
<u>04-220</u>	<u>MARIA ELENA RODRIGUEZ</u>

THE FOLLOWING HEARING WAS BIFURCATED FOR REQUEST #5 ONLY FROM 10/6/04
TO THIS DATE:

HEARING NO. 04-10-CZ14-3 (04-139)

13-56-39
Council Area 14
Comm. Dist. 8

APPLICANTS: THOMAS & DELORES WARD

(5) MODIFICATION of Condition #7 of Resolution 4ZAB-347-93, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "7. That the use be approved for day care/kindergarten and elementary school and restricted to a maximum of 260 children."

TO: "7. That the use be approved for day care/kindergarten and elementary school and middle school through 8th grade and restricted to a maximum of 420 students."

The purpose of the request is to increase the number of children for the previously approved day care center and school.

Upon a demonstration that the applicable standards have been satisfied, approval of request #5 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: Tract "A", of THE CHILDREN'S RAINBOW DAY SCHOOL, Plat book 145, Page 47. TOGETHER WITH: Lots 1 & 2, Block "B", a portion of Block "A", a portion of Silver Palm Boulevard, a portion of the north loop (S.W. 126th Road), a portion S.W. 127th Road, SILVER PALM PARK, Plat book 25, Page 13, more particularly described as follows:

Begin at the most NW/ly corner of Tract "A" of the CHILDREN'S RAINBOW DAY SCHOOL, Plat book 145, Page 47; the next five following courses being along the boundary line of said Tract "A"; 1) thence N41°19'10"E for 189.78' to a Point of curvature of a circular curve to the right, concave to the south; 2) thence NE/ly, SE/ly along the arc of said curve, having a radius of 50' & a central angle of 90°0'0" for an arc distance of 78.54' to a Point of tangency; 3) thence S48°40'50"E for 475' to a Point of curvature of a circular curve to the right, concave to the Northwest; 4) thence SW/ly, along the arc of said curve, having a radius of 25' & a central angle of 90°0'0" for an arc distance of 39.27' to a Point of tangency; 5) thence N41°19'10"E for 120' to a Point of cusp of a circular curve to the right, concave to the north, having a radius of 25' & a central angle of 90°0'0", for an arc distance of 39.27' to a Point of tangency; thence N48°40'50"W, along the NE/ly Right-of-Way line of Silver Palm Boulevard for 200' to a Point of curvature of a circular curve to the right, concave to the east, having a radius of 25' and a central angle of 90°0'0", for an arc distance of 39.27' to a Point of tangency; thence N41°19'10"E, along the SE/ly Right-of-Way line of the north loop (S.W. 126th Road), for a distance of 75' to the Northeast corner of Lot 9, Block 4 of said SILVER PALM PARK; thence N48°40'50"W, along the NW/ly projection of the NE/ly line of said Lot 9, for a distance of 82.98' to a point on the S/ly Right-of-Way line of S.W. 228 Street; thence S89°2'49"W, along said S/ly Right-of-Way line, for a distance of 436.44' to its intersection with the N/ly projection of the west line of Tract "A" of said CHILDREN'S RAINBOW DAY SCHOOL; thence S1°1'50"E for a distance of 157.23' to the Point of beginning. TOGETHER WITH: Lots 7, 8 & 9, Block 4, SILVER PALM PARK, Plat book 25, Page 13.

CONTINUED ON PAGE TWO

HEARING NO. 04-10-CZ14-3 (04-139)

13-56-39
Council Area 14
Comm. Dist. 8

APPLICANTS: THOMAS & DELORES WARD

LOCATION: 22940 Old Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.56 Acres

PRESENT ZONING: RU-1 (Single Family Residential)
GU (Interim)

[Go to Top](#)

APPLICANTS: LAZARO MARTINEZ & JORGE ROQUE

- (1) Applicant is requesting to permit a swimming pool setback 59.59' (75' required) from the front (east) property line.
- (2) Applicant is requesting to permit the swimming pool setback 17.03' from the side street (south) property line (25' required).
- (3) Applicant is requesting to permit a shed setback 6.6' from the rear (west) property line (7.5' required).
- (4) Applicant is requesting to permit a single family residence to setback 24' (50' required) from the front (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Swimming Pool & Deck," as prepared by Jose A. Martinez & Associates, consisting of 2 pages and dated 1/16/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, Block 1, GERARDMERE ACRES, Plat book 15, Page 45.

LOCATION: 29260 S.W. 182 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 157' x 140'

PRESENT ZONING: AU (Agricultural – Residential)

[Go to Top](#)

HEARING NO. 04-11-CZ14-2 (04-152)

10-56-38
Council Area 14
Comm. Dist. 9

APPLICANT: ALEX SARDINAS

(1) GU to EU-1

OR IN THE ALTERNATIVE:

(2) GU to EU-1C

SUBJECT PROPERTY: the south 410' of the north 845' of the west ½ of the SW ¼ of the NE ¼ in Section 10, Township 56 South, Range 38 East.

LOCATION: The east side of theoretical S.W. 202 Avenue and 435' south of S.W. 204 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.67 Acres Net

GU (Interim)

EU-1C (Estates 1 Family 2½ Acres Gross)

EU-1 (Estates 1 Family 1 Acre Gross)

[Go to Top](#)

HEARING NO. 04-11-CZ14-3 (04-164)

23-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: REARDON LEVINE HOLDINGS, INC.

AU to EU-M

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 23, Township 57 South, Range 38 East.

LOCATION: The Southwest corner of S.W. 340 Street and S.W. 192 Avenue (Tower Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 10± Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

[Go to Top](#)

APPLICANT: RICARDO M. BARQUIN

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 185' (200' required).
- (2) Applicant is requesting to permit a lot area of 2.49 gross acres (5 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Map of Boundary Survey," as prepared by Julio E. Perez, P. S. M., consisting of one sheet and dated April 2, 2004.

SUBJECT PROPERTY: Commence at the Southwest corner of Section 9, Township 56 South, Range 38 East; thence N0°43'02"W a distance of 260.65' to the SE/ly right-of-way line of Levee L-31-N; thence run N46°00'00"E a distance of 1,989.25' to the Point of beginning; thence continue N46°00'00"E a distance of 185'; thence S44°00'00"E a distance of 588.5'; thence run S46°00'00"W a distance of 185'; thence run N44°00'00"W a distance of 588.5' to the Point of beginning; less the Southeast 25' for road easement purposes and less the Northwest 35' for a canal easement.

LOCATION: Lying west of S.W. 213 Avenue, between S.W. 213 Avenue Road and Levee L-31-N, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.49 Acres

PRESENT ZONING: GU (Interim)

[Go to Top](#)

HEARING NO. 04-11-CZ14-5 (04-198)

35-55-39
Council Area 14
Comm. Dist. 9

APPLICANT: ANTONIO MENDEZ

- (1) Applicant is requesting to permit a porch addition setback 2' (15' required) from the side street (east) property line.
- (2) Applicant is requesting to permit an aluminum roof addition setback 3' (10' required) from the interior side (south) property line

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mendez Residence," as prepared by Ramms Engineering and dated 3/24/04 and "The Survey Map," as prepared by R. Minguell, Inc. and dated March 20, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 2 of FOREST VIEW SUBDIVISION, Plat book 137, Page 67.

LOCATION: 13430 S.W. 178 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,582 sq. ft.

PRESENT ZONING: RU-1Z (Single Family Zero Lot Line 4,500 sq. ft. net)

[Go to Top](#)

APPLICANT: WILBUR B. BELL, TRUSTEE

- (1) AU to IU-C
- (2) Applicant is requesting to permit a parcel with 1.61 gross acres (10 gross acres required).
- (3) Applicant is requesting to permit a parcel with frontage of 165.5' (330' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Flowers Distribution Center," as prepared by Design Tech International, Inc., consisting of 5 pages and dated 6/3/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Portion of Tract 1 of PERRINE GRANT (A/K/A: A. A. DOOLEY SUBDIVISION), in Section 6, Township 56 South, Range 40 East, Plat book 1, Page 5, being more particularly described as follows:

Commencing at the Southeast corner of said Tract 1, said point also being the Northeast corner of said Tract 16; thence S89°58'20"W along the south line of said Tract 1 for 314.89' to the Point of beginning; thence continue S89°58'20"W along the south line of said Tract 1 for 165'; thence N0°42'34"W along a line parallel with the east line of said Tract 1 for 370'; thence N89°58'18"E along a line parallel with the south line of said Tract 1 for 165'; thence S0°42'34"E along a line parallel to the east line of said Tract 1 for 370' to the Point of beginning. TOGETHER WITH: That portion of the west 165' of the east 479.89' of Tract 16 of PERRINE GRANT (A/K/A: A. A. DOOLEY SUBDIVISION) in Section 6, Township 56 South, Range 40 East, Plat book 1, Page 5, lying 35' north of the center line of QUAIL ROOST DRIVE, as shown on that certain Maintenance Map for Florida State Road No. 994 (Quail Roost Drive), Plat book 124, Page 5.

LOCATION: The north side of S.W. 186 Street (Quail Roost Drive) & 274' west of S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.61 Gross Acres

AU (Agricultural – Residential)
IU-C (Industry – Conditional)

[Go to Top](#)

HEARING NO. 04-11-CZ14-7 (04-220)

36-55-39
Council Area 14
Comm. Dist. 9

APPLICANT: MARIA ELENA RODRIGUEZ

- (1) Applicant is requesting to permit an addition to a single family residence setback 15' (25' required) from the rear (north) property line and 4.1' (7.5' required) from the interior side (west) property line.
- (2) Applicant is requesting to permit a residence to setback 22.8' (25' required) from the front (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Legalization of Rear Addition for: Ms. Maria Elena Rodriguez," as prepared by T-Matrix Group, Inc. and dated 5/8/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 46, 47 & 48 of Block 24 of ADDITION "C" of SOUTH MIAMI HEIGHTS, Plat book 23, Page 17.

LOCATION: 11805 S.W. 184 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,703.5 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

[Go to Top](#)